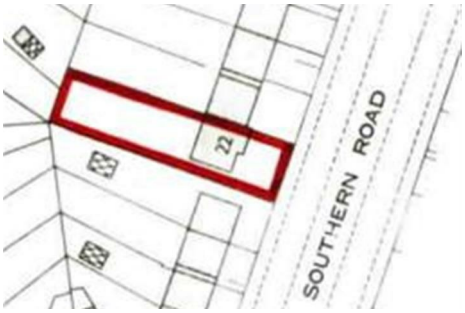
next2buy property retailers make the next step easy









22 Southern Road

Walker, Newcastle Upon Tyne, NE6 3EQ

CHAIN FREE • WELL PRESENTED THREE BEDROOM END TERRACE HOUSE • GREAT FIRST BUY

LENGTHY WESTERLY ASPECT REAR GARDEN • DRIVEWAY PARKING • OPEN PLAN LOUNGE/DINER

COUNCIL TAX BAND A • FREEHOLD • ENERGY RATING C • NEWCASTLE CITY CENTRE 3.8 MILES

NEWCASTLE SHOPPING PARK 1.6 MILES • CENTRAL WALKER PRIMARY SCHOOL 0.2 MILES •

WALKER RIVERSIDE ACADEMY 1.6 MILES

Offers Over £160,000

3 1 1 C

- Chain Free
- Three Bedrooom End Terrace House
- Driveway Parking
- Great First Buy
- Large Westerly Aspect Rear Garden
- Freehold
- Council Tax Band A
- Energy Rating C
- Newcastle City Centre 3.8 Mils

Entrance Hall
9'3" x 6'7" (2.82 x 2.03)
UPVC door opening in a entrance hall, radiataor, understair storage cupboard, stairs to first floor and access to dining room.

Dining Room
14'11" x 9'9" (4.57 x 2.99)
French doors giving access to rear garden, electric wall mounted fire. Open plan to lounge.

Lounge
11'9" x 11'6" (3.60 x 3.51)
Double glazed window, radiator.

Kitchen
12'8" x 6'0" (3.88 x 1.83)
Fitted with modern wall and base units with complimentary worksurfaces, sink unit and plumbing for washing machine. Double glazed window, radiator and UPVC door to rear garden.

First Floor Landing
Doble glazed window and access to shower room, separate wc and bedrooms.

Bedroom 1
11'11" x 11'7" into robe (3.64 x 3.55 into robe)
Double glazed window, radiator, fitted sliding door wardrobes. Rear Elevation.

Bedroom 2
11'8" max x 9'6" (3.56 max x 2.92)
Double glazed window, radiator and cupbaord. Front Elevation.

Bedroom 3
9'4" x 8'6" (2.87 x 2.61)
Doble glazed window and radiator. Rear Elevation.

Shower Room
5'11" x 4'5" (1.82 x 1.35)
Double glazed window, walk in shower, wash hand basin set in vanity unit, ladder style radiator, tile effect flooring and plastic cladding to walls,.

Seperate WC
5'10" x 2'7" (1.79 x 0.81)
Double glazed window, radiator, part tiles walls and WC.

External
To the front of the property there is a gated lingthy driveway and lawned area. To the rear there is a large garden laid mainly with lawn and also side access.

Material Information
BROADBAND AND MOBILE:
At the time of marketing we believe this information is correct, for further information please visit https://checker.ofcom.org.uk
Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE- Good outdoor and in-home
O2- Good outdoor and in-home
Three- Good outdoor and in-home
Vodafone - Good outdoor and in-home

If you're struggling to make phone calls indoors, consider using Wi-Fi calling, where your mobile phone uses a broadband connection to make calls and text messages.

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

FLOOD RISK:
Yearly chance of flooding:
Surface water: Low.
Rivers and the sea: Very low.

CONSTRUCTION:
Traditional
This information must be confirmed via your surveyor and legal representative.













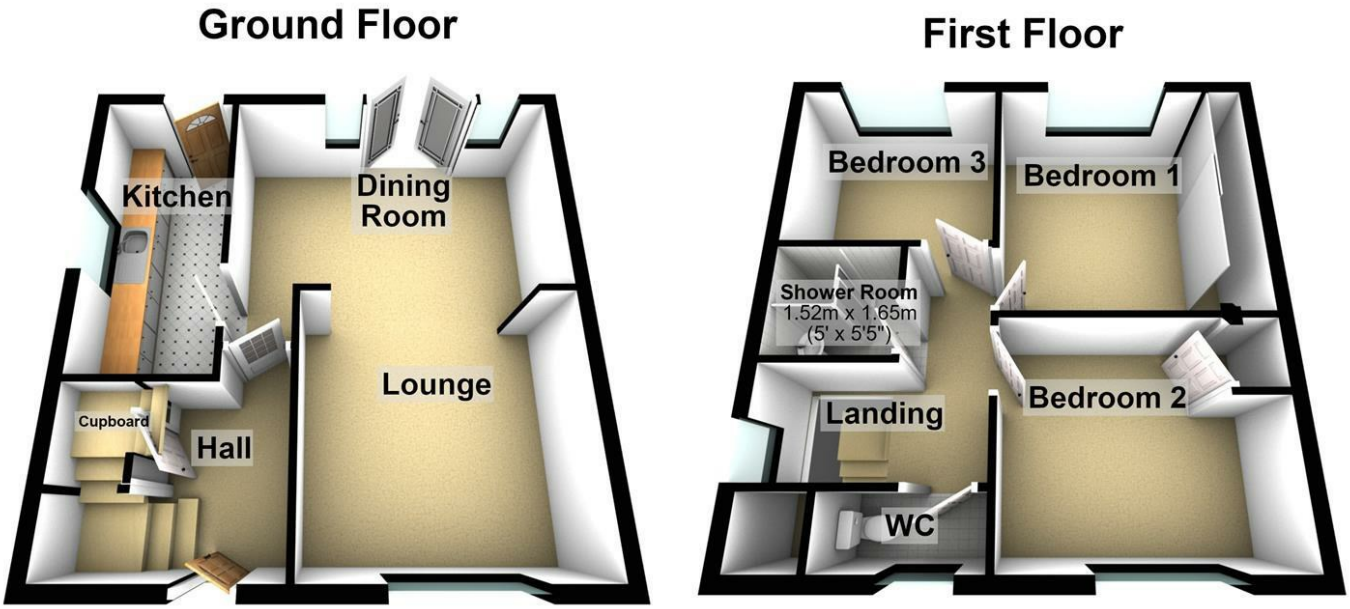




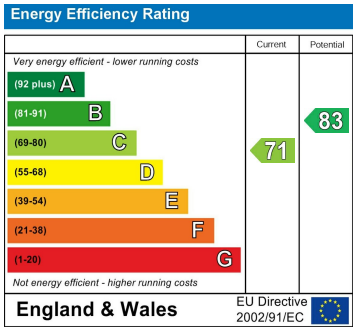





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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